BOOK 10828 PG 717

This Instrument Prepared By:
William K. Lane, III
Attorney at Law
3200 West End Avenue, Suite 101
Nashville, TN 37203

New Owner Is:
Robert Scott Renner
and wife, Elizabeth A. Renner
2727 Hartford Drive
Nashville, Tennessee 37210

Send Tax Bills To:
New Owners

Map 119-10
Par. 123
6DA-34009

98 MAR -6 AM 10:49

0408853

IDENTIF. → REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Keith Powers
AFFIANT

Subscribed and sworn to before me this 5 day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 2-23-2002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, KEITH POWERS, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT SCOTT RENNER and wife, ELIZABETH A. RENNER, hereinafter referred to as Grantees, Grantees' heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 37 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for said County.

Said lot No. 37 fronts 79.5 feet on the west side of Hartford Drive and runs back between lines 148.5 feet on the north line and 148.4 feet on the south line to a dead line, on which it measures 79.5 feet.

This conveyance is made subject to Thirty-foot building setback line from Hartford Drive, 10-foot public utility easement along rear line of premises and conditions of owners certificate as shown on plan of record in book 1130, page 89, and to restrictive covenants contained in an instrument of record in Book 1394, page 218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Powers from Charles Braxton Cunningham, by deed of record in Book 10751, page 888, Register's Office for Davidson County, Tennessee.

This is improved property known as 2727 Hartford Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land together with all appurtenances and hereditaments thereunto appertaining unto said Grantees, Grantees' heirs, successors and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey the same and that the same is unencumbered, except current year taxes which are prorated and assumed by Grantees.

Grantor further covenants and binds Grantor and Grantor's heirs, successors and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, Grantees' heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 5 day of March, 1998.

Keith Powers

KEITH POWERS

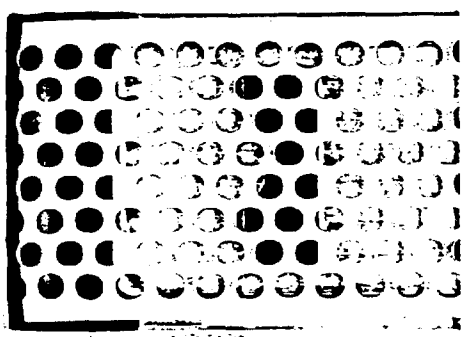
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, KEITH POWERS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 5th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 2-23-2002



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

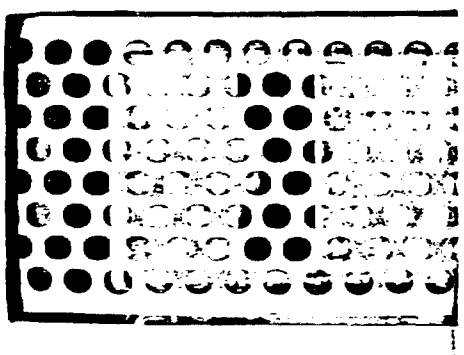
RECEIVED OF _____

FOR _____

BOOK 10826 PG 719

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



0408853
IDENTIF. ← REFERENCE
98 MAR -6 AM 10:49
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1262483